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01227 752617

sales@foundationestateagents.co.uk

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The Old Rectory, Spring Lane, Fordwich CT2 0DL

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



The Old Rectory, Spring Lane, Fordwich CT2 0DL

- Enchanting Grade II Listed Detached Property
- Fully Renovated & Beautifully Restored By Interior Designer
- Flourishing In Period Charm & Original Features
- Four Attractive Bedrooms & Two Elegant Bathrooms
- Opportunity To Extend With Architect Drawings Approved
- Set Within 0.14 Acres Of Established & Manicured Gardens
- Situated In A Peaceful Lane With Off Road Parking
- A Short Walk To The Train Station With Links To London

SITUATION:

The property is situated in a quiet lane, in the heart of the sought-after village of Fordwich and just a short distance from Canterbury Golf Club and a quick walk to the train station with links to London. The property is surrounded by fields and woodland, with an abundance of wildlife and nearby amenities for fishing, walking and pleasure boats along the River Stour.

Fordwich itself has many fine period buildings, two well-known public houses, one of which has a Michelin Star. Fordwich has a reputation for being the smallest 'town' in England, the village is a gem.

Canterbury lies about four miles to the southeast with its excellent shopping centre, cultural interests, general amenities, and a good range of schools in both the public and private sectors, including King's, St Edmund's, Kent College and Simon Langton Boys and Girls Grammar Schools. There are also two

universities and various colleges of further education.

Sporting and recreational opportunities in the area include the famous Links Golf Courses at Royal St. George's and Prince's, Sandwich, sailing on the coast and at the nearby Westbere Lakes, county cricket at Canterbury and the Polo Farm Sports Complex on the Littlebourne Road, just outside of Canterbury.

The property is exceedingly well placed for access to Sturry station a short walk away, which offers a one-stop service to Canterbury West with its High-Speed Rail service to London (St Pancras 56 mins).

The nearby Cathedral City of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants.



DESCRIPTION:

An enchanting Grade II Listed detached period property, which has recently undergone a comprehensive programme of renovation and preservation, with a meticulous degree of care and craftsmanship.

The Old Rectory dates back to the 15th century and has a wealth of history and is flourishing in original features, such as exposed beams, solid oak reclaimed floorboards, inglenook fireplaces and original latch-key doors.

It is set within a beautiful 0.14 acre plot of manicured south facing gardens and also includes off road parking for up to three cars, which is a rarity in the sought after, picturesque village of Fordwich.

The current owner, a French interior designer has lovingly and creatively restored and enhanced every inch of the property by understanding its original heritage and working closely with the conservation officer

and Clague Architects to create a historic and artistic home.

There is further opportunity to extend the property, creating a glass entrance hall, utility room and study. Detailed architect drawings and plans are available, and planning has been approved to make these specific adaptations.

The front façade is beautifully symmetrical, with the original front door sitting central to the restored hardwood timber windows. repointed brick work, adorned in wisteria. A cat slide, Kent peg tiled roof add another depth of character and charm of the property.

Behind the handsome front door is an entrance lobby which opens into two delightful reception rooms, both of which are dual aspect and bursting with 15th century qualities, combined with many reclamation pieces and natural materials.

To the right, the charming sitting room has an extraordinary, beautiful dragon

beam, exposed brick fireplace with a wood burning stove and a quirky wine cellar. The floorboards are particularly striking, solid oak and sourced locally, and beautifully laid over high quality insulation they are a wonderful contrast to the pale walls and rich beams.

The second reception room, adjacent to the kitchen is a dual aspect, Medieval beamed dining room with another exposed brick inglenook fireplace.

The bright south facing kitchen breakfast room forms part of the extension added in the 18th century. A vaulted ceiling reveals a galleried landing, which was once the original exterior window and showcases the beautiful natural wood frame, this is a splendid, rare aspect that feels like living in a museum.

Flagstone flooring is the perfect base for this solid wood kitchen which integrates all main appliances including an electric Aga and Belfast sink. The Farrow & Ball painted units are complemented by the rich granite worktops and soft painted walls.



Beyond the kitchen there is a recently installed elegant shower room with twin ceramic sinks, traditional taps, and vast walk-in rainfall shower.

On the first floor, a central landing with glass balustrade leads to four beautiful bedrooms. The main bedroom is a spectacular vaulted space, with beautiful French style fitted wardrobes, and a three-quarter height dividing wall which acts as a headboard for the bed and allows the ensuite to be accessed from the bedroom.

The ensuite bathroom has been well configured with a bathtub, and Savoy basin all finished with travertine stone, whilst the WC is tucked away in a little nook.

There is another double bedroom with stunning views of the village and the church spire, whilst the two smaller bedrooms are perfectly adequate and beautifully presented for children.

OUTSIDE:

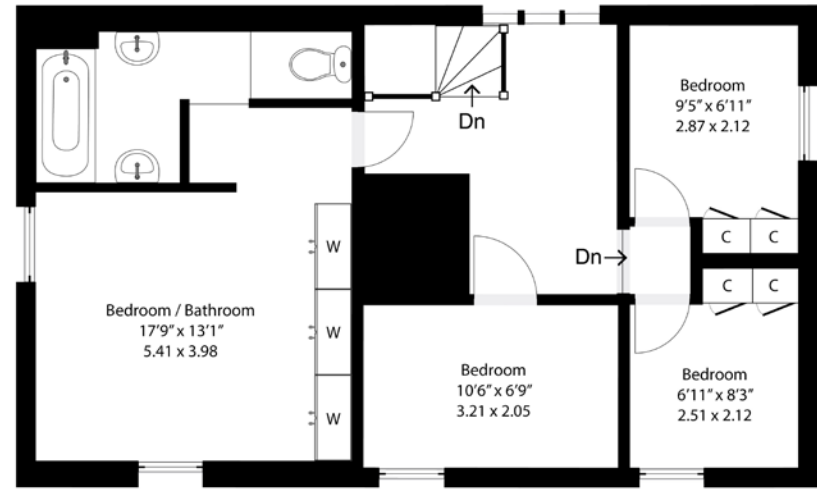
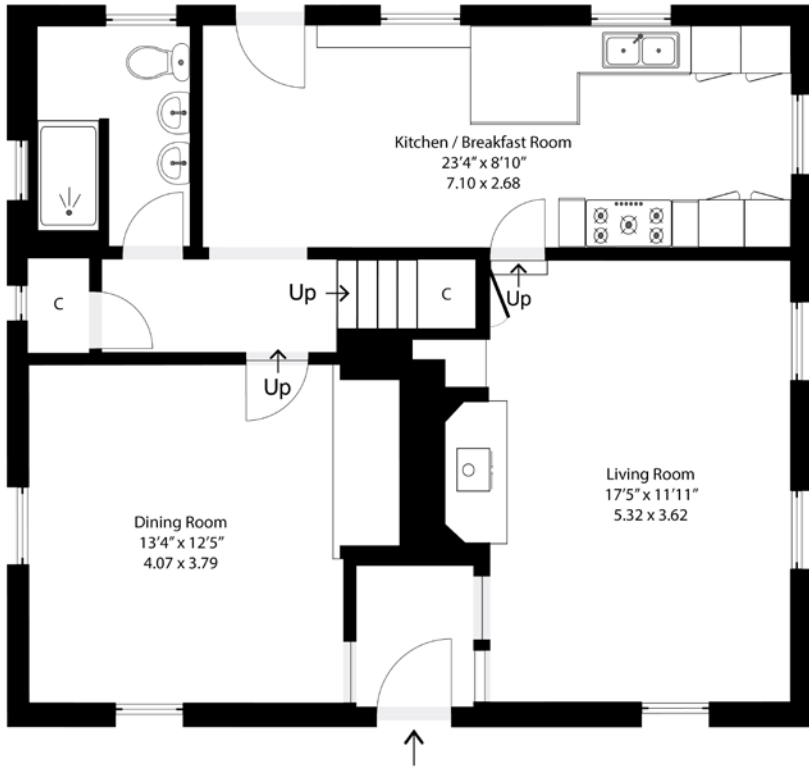
The Old Rectory occupies 0.14 acres of beautiful grounds. The garden is mainly laid to lawn and bordered with a variety of colourful flowers, mature trees and established shrubs. Direct from the rear door there is a rustic brick patio with pretty terracotta plant pots and an array of wildflowers. There are seating areas dotted around the garden and a pergola which provides a shaded alfresco area.

Adjacent to the cottage there is a large, gravelled driveway, which provides parking for up to three vehicles and gives access to the garden via a wooden gate.









TOTAL FLOOR AREA: 1375 sq. ft (125 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected.
Grade II Listed Property.

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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